

126.A

0004

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

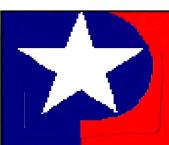
510,400 / 510,400

USE VALUE:

510,400 / 510,400

ASSESSED:

510,400 / 510,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:	A
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Owner 1: O NEAL FRANKLIN RALPH/TRUSTEE

Owner 2: O NEAL FAMILY REALTY TRUST

Owner 3:

Street 1: 25 LOCKELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: O NEAL BARBARA & FRANK -

Owner 2: -

Street 1: 25-A LOCKELAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7116																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value		Legal Description		User Acct		
102		0.000	507,100	3,300		510,400							
Total Card		0.000	507,100	3,300		510,400	Entered Lot Size						
Total Parcel		0.000	507,100	3,300		510,400	Total Land:						
Source: Market Adj Cost		Total Value per SQ unit /Card: 191.74		/Parcel: 191.74		Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	507,100	3300	.	510,400		Year end	12/23/2021	
2021	102	FV	491,900	3300	.	495,200		Year End Roll	12/10/2020	
2020	102	FV	484,300	3300	.	487,600	487,600	Year End Roll	12/18/2019	
2019	102	FV	444,400	3300	.	447,700	447,700	Year End Roll	1/3/2019	
2018	102	FV	392,400	3300	.	395,700	395,700	Year End Roll	12/20/2017	
2017	102	FV	357,300	3300	.	360,600	360,600	Year End Roll	1/3/2017	
2016	102	FV	357,300	3300	.	360,600	360,600	Year End	1/4/2016	
2015	102	FV	329,700	3300	.	333,000	333,000	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O NEAL BARBARA		139-79		4/21/2016	Convenience	1	No	No		
NIERENBERG JUDI		U57-134		4/2/1997	Family	1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/1999	482	Manual	1,000					REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2021	USPS	MM	Mary M
8/21/2018	Measured	DGM	D Mann
5/6/2000	Info Fm Plan	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	CONDO CONVERSION 1997, Building Number 1.																
Sty Ht: 1 - 1 Story		A Bath:	Rating:																	
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																	
Frame: 1 - Wood		1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																	
Sec Wall:	%	OthrFix:	Rating:																	
Roof Struct: 1 - Gable		OTHER FEATURES			RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid			Desc: Line 1			# Units 1										
Color: GREY		A Kits:	Rating:	Level			FY LR DR D K FR RR BR FB HB L O													
View / Desir: S20 - Size 20		Fpl: 1	Rating: Average	Other																
GENERAL INFORMATION				WSFlue:	Rating:	Upper														
Grade: C - Average		CONDO INFORMATION			Lvl 2															
Year Blt: 1925	Eff Yr Blt:	Location:	Lvl 1																	
Alt LUC:	Alt %:	Total Units:	Lower																	
Jurisdict:	Fact: .	Floor: 1 - 1st Floor																		
Const Mod:		% Own: 50.000000000																		
Lump Sum Adj:		Name: 161 - 7121																		
INTERIOR INFORMATION				DEPRECIATION			REMODELING			RES BREAKDOWN										
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	11	2	1												
Sec Int Wall:	%	Economic:	%	Additions:																
Partition: T - Typical		Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood		Override:	%	Baths:																
Sec Floors:	%	Total:	31 %	Plumbing:																
Bsmnt Flr: 12 - Concrete				Electric:																
Subfloor:				Heating:																
Bsmnt Gar:				General:																
Electric: 3 - Typical					1	11	2													
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 5 - Steam																				
# Heat Sys: 1																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 126.A-0004-0006.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300		3,300			
More: N				Total Yard Items:		3,300		Total Special Features:						Total:		3,300				
IMAGE																				
AssessPro Patriot Properties, Inc																				
																				